



Clean Energy Future Committee

Date: January 19, 2024

Time: 8:15 – 9:30 a.m.

Remote Format Meeting

Minutes

Attendance:

- Members Remote: Aimee Graeber, Amos Meeks, Eric Helmuth, James DiTullio, Marc Breslow (left @ 9:08), Pasi Miettinen, Ryan Katofsky (as Chair), Shelly Dein, Talia Fox
- Members Absent: David Morgan, Jim Feeney, John Alessi, Nellie Aikenhead
- Also attending: Gene Benson, Pat Hanlon, Mike Ciampa

R. Katofsky convened the meeting at 8:15 am.

• Virtual Meeting Reminders

- If there is a technical failure, we will try to relaunch the meeting three times.
- If we are unable to relaunch and there are more than 20 minutes left in the meeting, the CEFC will reconvene the following Friday.
- If there are fewer than 20 minutes left, the CEFC will carry the remaining agenda items forward to the next meeting.

• Review and Approve 12/15/2023 Meeting Minutes & Update

- December 15, 2023 meeting minutes were reviewed and unanimously approved.

1. Meet new DPCD Assistant Director, Sarah Suarez

New Assistant Director for Planning and Community Development. In the role, S. Suarez will handle issues related to affordable housing, such as compliance with affordable housing requirements in developments. Incorporating clean energy and reducing the carbon footprint will play an important role. S. Suarez will also contribute to Planning Department communications, increasing community awareness of projects.

CEFC members might be interested in providing comment on projects or input to potentially improve sustainability of projects.

2. Major renovation definition in Fossil Fuel Free Bylaw

- R. Katofsky, T. Fox, & M. Ciampa

Green Communities Division of the MA Department of Energy Resources (DOER) made a recommendation that the Town of Arlington reconsider the definition of major renovation in the Fossil Fuel Free Bylaw, specifically related to additions and

change of use. Changing the definition of major renovation would bring the Town closer to the DOER's Model Rule. The definition that was presented to 2023 Special Town Meeting excluded additions and change of use from the Fossil Fuel Free Bylaw, consistent with the Clean Heat Bylaw.

Current definition for major renovation in the Fossil Fuel Free Bylaw is

- Low-rise residential alterations >50% of existing conditioned floor area AND >1,000 sq ft
- Commercial alterations >50% of existing conditioned floor area OR >20,000 sq ft

Proposed additions to the definition to follow DOER recommendations

- Low-rise residential additions >1,000 sq ft OR >100% of existing conditioned floor area
- Commercial additions >20,000 sq ft OR exceeding 100% of existing conditioned floor area
- Low-rise residential changes of use >1,000 sq ft
- Commercial changes of use >20,000 sq ft or =100% of existing conditioned floor area

Definition of change of use is a change from residential to commercial use or vice versa. Conditioned floor area is any temperature-controlled space. Change of use may not include changing commercial retail to a restaurant. M. Ciampa can look into this more. Generally commercial spaces in Arlington are smaller.

Additional buildings that would be covered by expanded definition: Based on project data from 2023 and 2022, an additional 4 residential buildings in 2023 and an additional 2 residential buildings from 2022 would have been captured by the expanded definition of major renovation. No additional commercial building projects in 2023 and 2022 would have been captured by the expanded definition of major renovation. Generally, many more residential projects would be impacted than commercial projects.

Many builders are opting to demolish houses rather than adding square footage which would also trigger the regulation. Arlington doesn't have a lot of area for large commercial development.

The new language for major renovation would add to the current definition of major renovation in the Fossil Fuel Free bylaw, not replace the existing definition.

An alteration involves moving walls, changing egress, moving door, changing layout of floor plan. A list is in the building code for what qualifies as an alteration.

Existing gas systems can stay but new gas lines cannot be added. However, duct work could be extended or new piping for steam could be added to extend the existing system.

Vote on taking the amended language for major renovation to Town Meeting.

S. Dein moved to approve. A. Meeks seconded.

Votes in favor: A. Meeks, S. Dein, A. Graeber, P. Miettinen, and T. Fox.

Votes opposed: R. Katofsky, M. Breslow, E. Helmuth, and J. DiTullio

No abstentions

Vote on warrant article language, as modified and shown during the meeting.
A. Meeks moved to vote on warrant article language, S. Dein seconded.
Vote on warrant article language is unanimous.

3. Zero Emission Vehicle Policy

- A. Meeks

Policy to establish standards for purchasing Town vehicles, does not need to go to Town Meeting. This policy would be required if Arlington wants to participate in Climate Leader Communities Program. The draft policy is related to Title 1, Article 19 of the Town Bylaws. Some vehicles may be exempt from the policy, as defined in the Exempt Vehicle definition. The proposed policy includes Electric-First procurement prioritization, as follows:

1. Battery-electric vehicle (BEV)
2. Plug-in hybrid vehicle (PHEV)
3. Hybrid electric vehicle (HEV)
4. Other alternative fuel vehicle (AFV)
5. Standard vehicle operated by internal combustion engine fueled by fossil fuels

If a zero-emission vehicle is not available, then the most fuel-efficient vehicle in the secondary classes will be considered. Establishes a vehicle replacement policy. Limits moving inefficient vehicles between departments. An annual vehicle inventory will be kept by the Town. Enacted by Select Board and enforced by Town Manager. Would need to discuss with Town Manager enforcement.

Two hundred and thirty vehicles in fleet and purchasing vehicles varies from year to year.

Plug-in hybrid vehicles may not be a practical solution, especially if the vehicle never gets plugged in. Plug-in hybrids still have all the maintenance of the combustion engine but have more weight than regular hybrids due to the larger battery that could increase miles per gallon (MPG). Maybe plug-in hybrids should not be included on the procurement prioritization list specifically. If included on the procurement list, the Town could have a policy requiring drivers for the plug-in hybrids to plug in the plug-in hybrid electric vehicles.

This is only required to include light-duty vehicles but does encourage better purchasing for heavy duty vehicles as well. Department heads need to put in capital plan the money needed each year to purchase vehicles. The zero emission vehicles often require more money, and this policy could encourage better purchasing practices with the criteria.

Question raised regarding whether vehicles used by contracted workers also be captured in this policy.

Talia will look into whether this is a policy the Town Manager enacts or if the Select Board needs to vote on the policy.

4. Sustainability Updates

Events: T. Fox

Heat Pumps on a Cold Day home tour if anyone wants to see ground heat pump systems and air source heat pump system, through Electrify Arlington sponsored by Sustainable Arlington and other groups. More great classes that Lori Kenschaft (Energy Advocate for the Town) has organized. Take the Town survey and come to Electrify Arlington events.

Note Taker: R. Katofsky

Looking for a note taker to take over notes from N. Aikenhead. Reach out or will reach out to members.

- **Next Meeting Date February 23rd**

P. Miettinen moved to end the meeting and A. Meeks seconded. Unanimous vote by show of hands.

Submitted by Aimee Graeber 3/18/2024